

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
WORK SESSION #38  
Monday, May 1, 2006**

A work session of the Williamsburg Planning Commission was held on Monday, May 1, 2006, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Pons, Hertzler, Kafes and McBeth. Absent were Commissioners Young and Rose. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Pons called the meeting to order at 4:00 p.m.

**OPEN FORUM**

No one spoke at the first Open Forum.

**COMPREHENSIVE PLAN**

Mr. Nester announced that the purpose of the meeting was to evaluate the comments made at the April 26 public forum.

**Residential Issues**

There was a discussion of the WRHA's plans for the Blayton Building lot. On question from Mr. Kafes, Mr. Nester said that the Blayton Building lot was not needed to provide open space for the Crispus Attucks PUD. Mr. Nester reviewed the concepts for the new WRHA/Human Services building on the site. Mr. Hertzler noted that Mr. Wehle was asking to leave the area as open space and build somewhere else. Mr. Nester said that there was opposition to a parking lot on this site when it was proposed on an early plan for the Northington Block. Mrs. McBeth suggested adding language that the design of the facility be sensitive to the adjoining residential neighborhood, and this was the consensus of the Commission. Mr. Nester said that he would prepare suitable language.

Mr. Pons commented on the proposed 22 units/net acre density proposed for the downtown area, and said that the intent of the plan needs to be clearly explained – e.g. that is not the intent to encourage large multifamily projects. Mr. Hertzler said that he is not afraid of density in appropriate locations. Mr. Nester said that he felt that the existing language in the plan is sufficient. Mr. Hertzler asked if increased density would lead to the demolition of older buildings, using the Lawson Building on North Henry Street as an example. Mrs. McBeth noted that the preservation of this building was

mandated by the special use permit approved for the Health Evaluation Center, and that the specific use of the building is an economic decision that will be made by the developer.

### **Commercial Issues**

Mr. Nester reviewed a proposal from Jim Griffith, owner of Alexander Commons at 109 and 111 Capitol Landing Road, to designate the rear portion of this property as Office land use rather than Low Density Single Family Detached Residential land use. On question from Mrs. McBeth, Mr. Nester said that the entire property is located in the CP District and is subject to ARB review. Mr. Nester said that this change could be looked at as a transition between the Woods Drive residential area and the commercial area to the north. It was the consensus of the Commission to change the land use designation for the rear of this property to Office land use.

### **Infrastructure**

The lack of a sidewalk connection for the Holly Hills Carriage Homes was discussed at length, and it was the consensus of the Commission to add language to the Plan to support a future sidewalk connection for this area.

There was a general discussion about future improvements to the Jamestown Road/Campus Drive intersection, which is recommended for reconfiguration and a possible future traffic signal by the Plan.

### **Other**

Mr. Nester briefly reviewed the proposal for 400 timeshares on Penniman Road, which has been submitted for site plan and architectural review. He said that the Commission may wish to reexamine the recommendation for Mixed Use land use along Penniman Road.

### **OPEN FORUM**

No one spoke at the second Open Forum.

The meeting was adjourned at 5:20 p.m.

Doug Pons, 1<sup>st</sup> Vice Chairman  
Williamsburg Planning Commission